

State of California
Business, Transportation & Housing Agency
Department of Transportation

HIGHWAY RIGHT OF WAY MATTERS
Director's Deeds
Items 1 through 13

Prepared By:
Gary Horn
Acting Program Manager
Right of Way
(916) 654-5075

CTC Meeting: December 5-6, 2000
Agenda Item: 2.4d.(1)

Original Signed By _____
W. J. EVANS, Deputy Director
Finance
November 27, 2000

DIRECTOR'S DEEDS

The Department of Transportation recommends the California Transportation Commission authorize the execution of the attached Director's Deeds, Items 1 through 13. The conveyances of excess State-owned real property, including exchanges, are pursuant to Section 118 of the Streets and Highways Code. The items included on this agenda involve an estimated current value of \$1,606,254. The State will receive a return of \$1,571,554 from the sale of these properties. A recapitulation of the items presented follows:

Deeds by which fee title is to be conveyed: 13

01 01-Lak-20-31.28 Clearlake
Disposal Unit DD010728-01-01 10.57 acres
Convey to George Nissen et al \$46,254 (Appraisal \$46,254)
Credit received represents appraised value of parcel being exchanged pursuant to Right of Way Contract dated April 4, 2000.

02 04-CC-580-3.8 Richmond
Disposal Unit DD023307-01-01 21,720 s.f.
Convey to Richmond Redevelopment Agency \$14,300 (Appraisal \$19,000)
Selling price represents the highest price obtainable from a public agency.

03 04-CC-580-3.8 Richmond
Disposal Unit DD023317-01-01 21,619 s.f.
Convey to Richmond Redevelopment Agency \$10,500 (Appraisal \$14,000)
Selling price represents the highest price obtainable from a public agency.

04 04-CC-680-17.8 Pleasant Hill
Disposal Unit DD048602-01-01 7,246 s.f.
Convey to City of Pleasant Hill \$50,000 (Appraisal \$55,000)
Selling price represents the highest price obtainable from a public agency.

- 05 05-SB-101-13.8 Santa Barbara
Disposal Unit DD004334-01-01 18,816 s.f.
Convey to City of Santa Barbara \$677,500 (Appraisal \$677,500)
Redevelopment Agency
Selling price is the appraised value received from a public agency.
- 06 07-LA-105 Los Angeles
Disposal Unit DD980456-01-01 7,691 s.f.
Convey to Luis G. Ordonez \$42,000 (PSE \$30,000)
Selling price represents the highest oral bid received at the first public sale.
- 07 07-LA-105-4.1 Inglewood
Disposal Unit DD057995-01-01 62,347 s.f.
Convey to Inglewood Redevelopment Agency \$247,500 (Appraisal \$247,500)
Selling price represents the appraised value received from a public agency.
- 08 07-LA-110-16.3 Los Angeles
Disposal Unit DD073409-01-01 3,547 s.f.
Convey to Maurice Vanegas \$31,000 (Appraisal \$24,000)
Selling price represents the highest bid received at the second public sale.
- 09 07-LA-110-17.1 Los Angeles
Disposal Unit DD073334-01-01 3,593 s.f.
Convey to Maurice Vanegas \$32,000 (PSE \$24,000)
Selling price represents the highest oral bid received at the first public sale.
- 10 07-LA-110-17.1 Los Angeles
Disposal Unit DD073335-01-01 3,175 s.f.
Convey to Maurice Vanegas \$18,000 (PSE \$22,500)
Selling price represents the highest oral bid received at the first public sale.
- 11 07-Ven-118-1.1 Ventura
Disposal Unit DD073212-01-01 11,490 s.f.
Convey to Cabrillo Economic Development \$276,500 (Appraisal \$276,500)
Direct sale. Selling price represents the appraised value received from an adjoining owner.
- 12 08-SBd-10-29.3 Redlands
Disposal Unit DD010658-01-01 80,099 s.f.
Convey to Streeter Family Trust \$76,000 (PSE \$120,000)
Selling price represents the highest amount received at its seventh public sale offering.
- 13 12-Ora-55-10.67 Tustin
Disposal Unit DD072548-01-01 16,477 s.f.
Convey to City of Tustin \$50,000 (Appraisal \$50,000)
Selling price represents the appraised value received from a public agency.

SUMMARY OF DIRECTOR'S DEEDS

PRESENTED TO CALIFORNIA TRANSPORTATION COMMISSION - DECEMBER 2000

Table I - Volume by Districts

District	Direct Sales	Public Sales	Non-Inventory Conveyances	Other Funded Sales	Total Items	Current Estimated Value	Return From Sales	Recovery %
								% Return From Sales Current Value
01	1				1	\$46,254	\$46,254	100%
02					0	\$0	\$0	
03					0	\$0	\$0	
04	3				3	\$88,000	\$74,800	85%
05	1				1	\$677,500	\$677,500	100%
06					0	\$0	\$0	
07	2	4			6	\$624,500	\$647,000	104%
08		1			1	\$120,000	\$76,000	63%
09					0	\$0	\$0	
10					0	\$0	\$0	
11					0	\$0	\$0	
12	1				1	\$50,000	\$50,000	100%
Total	8	5	0	0	13	\$1,606,254	\$1,571,554	98%

Table II - Analysis by Type of Sale

Type of Sale	# of Items	Current Estimated Value	Return From Sales	Recovery %
				% Return From Sales Current Value
Direct Sales	8	\$1,385,754	\$1,372,554	99%
Public Sales	5	\$220,500	\$199,000	90%
Non-Inventory Conveyances	0	\$0	\$0	
Sub-Total	13	\$1,606,254	\$1,571,554	98%
Other Funded Sales	0	\$0	\$0	
Total	13	\$1,606,254	\$1,571,554	98%